

## Sharon Craig

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**From:** Jane Tucker  
**Sent:** 30 January 2026 13:13  
**To:** Planning  
**Subject:** FW: Consultation on application for permission in principle  
**Attachments:** LLFA Standing Advice for Non Major and Minor Apps (Dec 2024) V1.3.pdf; When to Consult the LLFA [Dec 2024] V8.pdf

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**From:** Lead Local Flood Authority <llfaconsultations@lancashire.gov.uk>  
**Sent:** 30 January 2026 13:12  
**To:** Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>  
**Subject:** RE: Consultation on application for permission in principle

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Good afternoon,

Thank you for consulting us on planning application **3/2026/0052**.

I confirm the Lead Local Flood Authority (LLFA) has no comment to make on the above application for the following reasons:

LLFA Flood Risk Standing Advice should have been applied	<b>x</b>
It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2015	<b>x</b>

For further information please refer to the LLFA Standing Advice for Minor Planning Applications.

Many thanks,

Owen Daniel (he/him)  
**Technical Support Officer**  
Flood Risk Management Team – Highways Network Management  
Highways and Transport  
Lancashire County Council

T: 01772 534594

W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

**Please note:** I sometimes send emails outside of normal working hours, there is no expectation for you to respond outside of your normal working hours.

**From:** Jane Tucker <[Jane.Tucker@ribblevalley.gov.uk](mailto:Jane.Tucker@ribblevalley.gov.uk)>

**Sent:** 29 January 2026 15:36

**To:** [clitheroetownclerk@gmail.com](mailto:clitheroetownclerk@gmail.com); LHS Planning Applications <[lhsplanapps@lancashire.gov.uk](mailto:lhsplanapps@lancashire.gov.uk)>; Lead Local Flood Authority <[lfaconsultations@lancashire.gov.uk](mailto:lfaconsultations@lancashire.gov.uk)>; Environment Agency (<[CLPlanning@environment-agency.gov.uk](mailto:CLPlanning@environment-agency.gov.uk)>)

**Subject:** Consultation on application for permission in principle

Please will you let Ben Taylor have your comments on the above application within the next 14 days? **(The email address to respond to is [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) FAO Ben Taylor)**

The application is for permission in principle for residential development of up to 9 dwellings.

Here is a link to view the submitted documents on our website

[https://webportal.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2026%2F0052](https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2026%2F0052)

Kind regards,

Jane

Jane Tucker, Planning Administration Assistant, Economic Development and Planning,  
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111

## Disclaimer

**Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)**

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